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**SPECIAL WARRANTY DEED**

BOOK 268 PAGE 600

Commence at the Southeast Corner of Lot 1, Kingwood Townhomes - Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama, for the Point of Beginning; thence Westerly along the South line of said Lot 1, 151.39 feet; thence right 82 degrees 46 minutes 48 seconds and run 99.89 feet; thence right 81 degrees 51 minutes 24 seconds and run 152.09 feet to a point on the West Right-of-Way line of King James Drive; said point being on a curve to the right, said curve having a radius of 483.92 feet and a central angle of 15 degrees 21 minutes 38 seconds; thence run along the Right-of-Way and the arc of said curve 129.77 feet to the end of said curve; thence continue along the extended tangent of said curve and said Right-of-Way, run 11.20 feet to the Point of Beginning.

The above described tract includes Lots 1, 2, 3, 4, Kingwood Townhomes - Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama, being a tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 26, Township 20 South, Range 3 West.

Commence at the Southwest Corner of Lot 1, King's Meadow - First Sector, as recorded in Map Book 10, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama, for the Point of Beginning; thence Easterly along the South line of said Lot 1, and run 135.00 feet; thence right 87 degrees 06 minutes 23 seconds and run 263.57 feet; thence left 77 degrees 30 minutes 01 seconds and run 143.51 feet; thence right 23 degrees 11 minutes 38 seconds and run 24.52 feet; thence left 79 degrees 33 minutes 02 seconds and run 156.79 feet to the West Right-of-Way of King James Drive; said point being on a curve to the right, having a radius of 337.56 feet and being radial to the last described course; thence left and along arc and said Right-of-Way, run 168.20 feet; thence continue along extended tangent of said curve 211.13 feet to the P.C. of a curve to the left; said curve having a radius of 25.00 feet; thence along the arc of said curve 39.27 feet; thence along the extended tangent of said curve and South Right-of-Way of King Charles Place, and run 227.61 feet to the P.C. of a curve to the left, having a radius of 25.00 feet; thence along arc of said curve, run 34.62 feet to the P.R.C. of a curve to the right

John B. [redacted] Rate



having a radius of 245.24 feet; thence along arc of said curve and along East Right-of-Way of King Charles Court, run 32.26 feet to the P.T.; thence continue along extended tangent of said curve and run 40.00 feet to the Point of Beginning.

The above described tract includes Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, Kingwood Townhomes - Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama, being a tract of land situated in Section 26, Township 20 South, Range 3 West.

PARCEL III:

Commence at the Southeast Corner of Lot 27, Kingwood Townhomes - Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama, for the Point of Beginning; thence Westerly along the South line of said Lot 27, run 147.19 feet to the Easterly Right-of-Way of King James Drive, said point being on a curve to the left having a radius of 533.92 feet; thence right and along the arc of said curve and Right-of-Way, run 75.13 feet; thence continue along extended tangent of said curve 48.17 feet to the P.C. of a curve to the right, said curve having a radius of 287.56 feet; thence along arc of said curve, run 60.23 feet; thence right 90 degrees from extended tangent and run 160.67 feet; thence right 95 degrees 44 minutes 35 seconds and run 27.70 feet; thence left 11 degrees 55 minutes 32 seconds and run 130.83 feet to the Point of Beginning.

The above described tract includes Lots 27, 28, 29, 30, 31, 32, Kingwood Townhomes - Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate, Shelby County, Alabama, being a tract of land situated in Section 26, Township 20 South, Range 3 West.

Subject to: 1. Ad valorem taxes for the year 1990, which said taxes are not due or payable until October 1, 1990. 2. Easement to W. T. Booth Construction Company, Inc., in Real Volume 152, Page 505. 3. Right of Way granted to Alabama Power Company by instruments recorded in Real Volume 99, Page 520; Volume 225, Page 224; Volume 55, Page 454; Real Volume 20, Page 247; Real Volume 48, Page 65; Real Volume 59, Page 380; and Real Volume 20, Page 247. 4. Easements and building line as shown on recorded map. 5. Restrictions appearing of record in Real Volume 181, Page 202. 6. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument recorded in Volume 285, Page 253. 7. Right of Way granted to South Central Bell Telephone Company by instrument recorded in Real Volume 109, Page 882. 8. Easement to Colonial Pipeline as recorded in Volume 220, Page 505. 9. Agreement with Alabama Power Company as to underground cables in Real Volume 12, Page 549; and covenants pertaining thereto in Real Volume 12, Page 548.

\$ 65,000.00 of the consideration recited herein is being paid by the assumption of an existing mortgage of record, which said mortgage is found in Book ~~268~~ 268, Page ~~575~~ 575, in the Probate Office of Shelby County, Alabama, and which said mortgage Grantee herein assumes and agrees to pay in full accordance with its terms.



To have and to hold to the Grantee in fee simple, and to the Grantee's heirs and assigns forever, together with every contingent remainder and right of reversion.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate or the house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in their "as-is" condition.

In witness whereof, AMSOUTH BANK N.A. has caused this instrument to be executed by its duly authorized corporate officer, on this 4th day of December, 1989.

ATTEST:

AMSOUTH BANK N.A.

Ernie Hish  
Its ASSISTANT VICE PRESIDENT  
AND CORPORATE TRUST OFFICER

By

T. Franklin Caley  
T. Franklin Caley, Its Vice President  
and Corporate Trust Officer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Franklin Caley, whose name as Vice President and corporate Trust Officer of AmSouth Bank N.A., a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal this 4th day of December, 1989.

John Burdette Bates  
Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 DEC -4 AM 11:03

Thomas A. Shanks Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2. Notary Fee	\$ 7.50
3. Recording Fee	\$ 3.00
4. Stamp Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Certified Stamp Fee	\$ 1.00
Total	\$ 21.50